

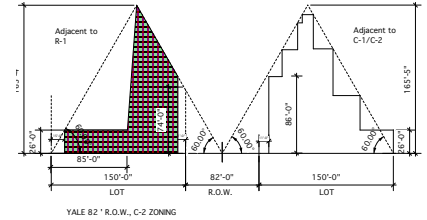
*Pedestrian Friendly Retail Environment - Regulatory Study*  
*South Yale Sector Development Plan, November 2007*



## Current:



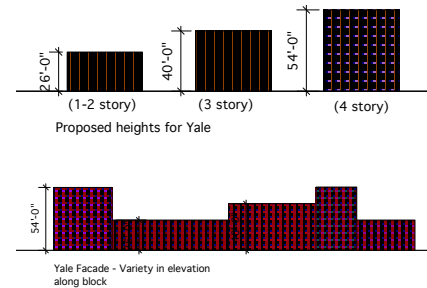
1. No minimum height requirement.
2. Maximum heights vary based on 60 degree angle from the center of the right of way. Allowable maximum height: 26'-165' along Yale (74'-86' at street).
3. No requirements for height variation within a block.



## Proposed:



1. Minimum height of two stories (26') along Yale with retail/commercial uses at street level and residential/office/commercial above.
2. Maximum height of four stories (54').
3. Require certain percentage of the block to be 2 stories (26' max), 3 stories (40' max) and 4 stories (54' max) in order to encourage a variation of building heights along Yale.





# Pedestrian Friendly Retail Environment - SETBACKS

## South Yale Sector Development Plan

### Current:

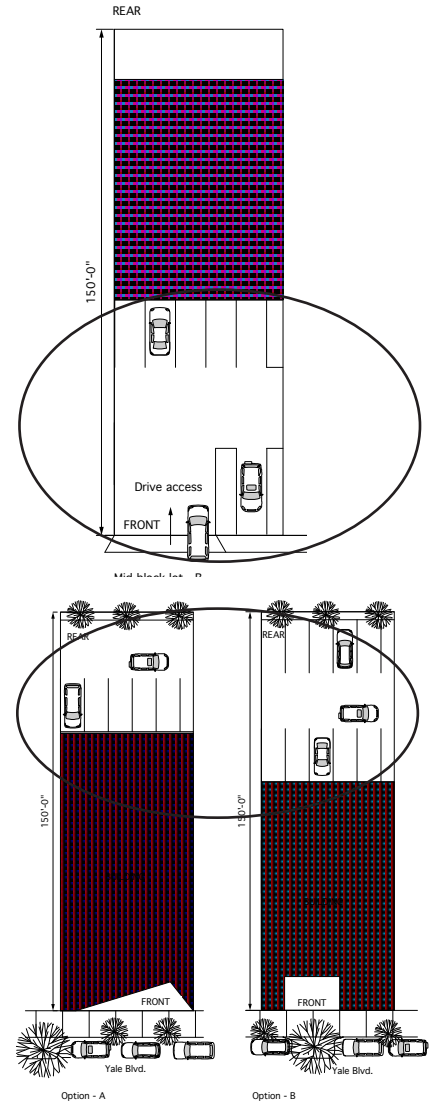


1. No maximum front yard setback.
2. Minimum setback from the street of 5', and in areas near a drive access, 11'. Buildings not permitted at sidewalk.
3. Allowances for individual lot curb cuts. Creates conflict with pedestrian use of sidewalk.

### Proposed:



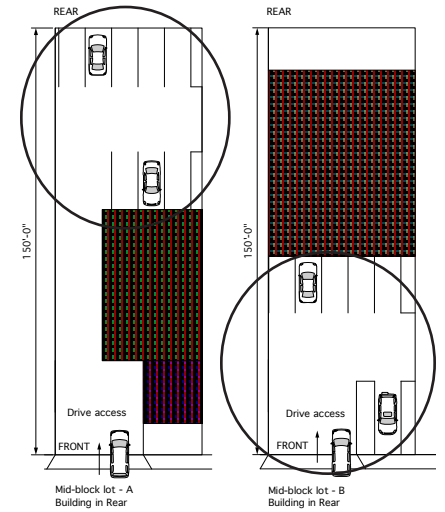
1. Buildings at street. Permit zero front yard setback with allowances for recessed patios, entries, signage, architectural features.
2. Limited curb cuts along Yale.



## Current:



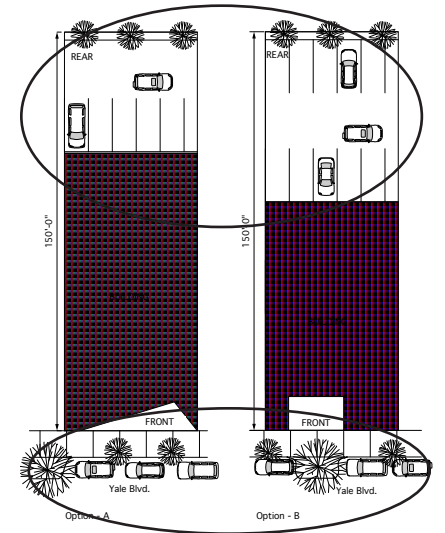
1. Parking requirements are currently determined by use.
2. Parking requirements are excessive and use precious land inefficiently.
3. Access to lot is via curb cut in sidewalk along Yale.
4. Event parking overflows on residential streets.



## Proposed:



1. Reduced parking requirements for uses along Yale.
2. Limited curb cuts along Yale.
3. Access and drainage easement with landscape buffer for parking in rear of lot.
4. On-street parking on Yale.
5. Designated Park and Ride Areas.
6. Permit parking for residential areas.



*Community Goal: Mixed-use development.*

**Current:**

1. Mixed use development is not permitted in C-2 zoning.

**Proposed:**

1. Mixed use development along the Yale corridor which requires the grade level to be commercial/retail/office use, and prohibits any residential uses on grade level. Stories above the first level would be permitted to be residential, commercial, or office use.

*Community Goal: Promote neighborhood and pedestrian friendly uses by restricting automobile oriented uses and drive-thrus.*

**Current:**

1. Auto-oriented uses such as vehicle sales, rental, service, repair, storage and gas stations are permitted in C-2.
2. Drive-thrus are currently permitted in C-2 zoning.

**Proposed:**

1. Restrict automobile oriented uses.
2. Drive-thrus will not be permitted except for pharmacy use.

*Community Goal: Restrict sales of package liquor to specialty shops and full service grocery stores. Permit the sale of on site liquor at restaurants and bars.*

**Current:**

1. Package liquor sales are permitted in South Yale as long as they are 500' from a school or church or a residential area.

**Proposed:**

1. Package liquor sales to be allowed only in specialty shops and full-service grocery stores.
2. Beer, wine, and liquor to be allowed to be served only on-site at restaurant and bar locations.

*Community Goal: Promote local neighborhood friendly businesses that support the artisan, craft and film industry.*

**Current:**

1. Unclear zoning regarding local craft and artisan industries.

**Proposed:**

1. Create local artisan friendly zoning which defines and permits small scale on site industries such as baking, ceramics, sewing, jewelry making, and crafts which support the film industry.